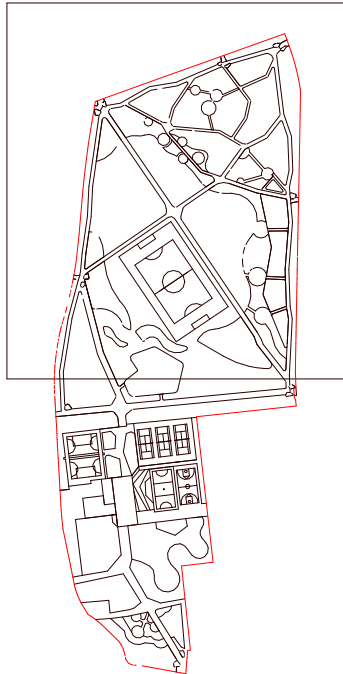




Notes

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P1 17/07/23 For costing

Rev Date Description

KD

Drawn / Checked

Project name

DOWN LANE PARK
Park Improvements

Drawing number

Rev

3862 - LB - XX - XX - D - L - 200001

P1

Landscape General Arrangement 1 of 2

Purpose of issue
Planning

Suitability code
-

Scale
1 : 500 @ A1

First issue date
17/07/23

Client

London Borough of Haringey

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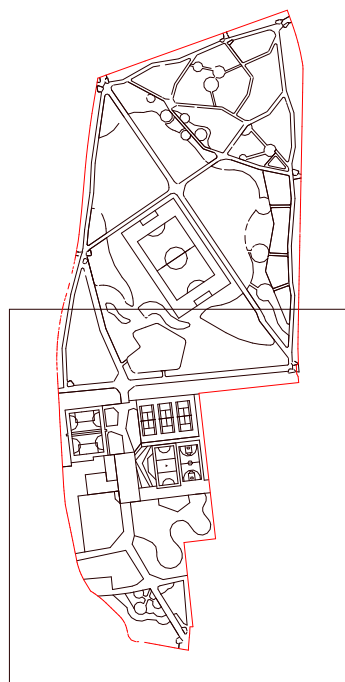
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P1 17/07/23 For costing KD
Rev Date Description Drawn / Checked

Project name

DOWN LANE PARK

Park Improvements

Drawing number

Rev

3862 - LB - XX - XX - D - L - 200002

P1

Drawing

Landscape General Arrangement 2 of 2

Purpose of issue

Planning

Suitability code

Scale

1 : 500 @ A1

First issue date

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APPENDIX C CONDITION ASSESSMENT CRITERIA

C.1 PREDEVELOPMENT

Table C.1 Condition assessment for low distinctiveness grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	Yes	Species diversity is poor with approximately 6 species per m ²
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Grassland habitats are uniform in length on site
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	No scrub present within grassland
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	Damage from sports activities >5%
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground present at low levels in areas of erosion

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Bracken is absent from this habitat
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA4).	Yes	No INNS were recorded
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			5

Table C.2 Condition assessment for Other neutral grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.	TBC	Detailed botanical inventory not possible at the time of survey. Assumed to pass as conservative estimate.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Sward height is mixed with 50% being >7cm and 50% being lower than 7cm
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	Bare ground is minimal

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	There is no bracken or bramble present in the habitat
E	Combined cover of species indicative of sub-optimal condition ² and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.	No	Presence of dock is >5%
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	Species diversity is poor (approximately 9 species per m ²)
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		3	

Table C.3 Condition assessment for allotments

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	Allotments provide diverse habitat structure however only a single ecotone was present
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	Wide range of flowering plants with a wide flowering window are present
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	INNS were not recorded

Table C.3 Condition assessment for individual trees

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Species mix includes predominantly native species including cherry, lime, hornbeam, oak, alder, ash, London plane, maple, plum and sycamore

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Trees are planted in groups with cohesive canopy cover
C	The tree is mature (or more than 50% within the block are mature).	No	Majority of trees are early-mature and semi-mature
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	No obvious detrimental impacts from anthropogenic sources
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Most trees are in good condition with no deadwood or cavities obvious
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees are planted within parkland
Number of criteria passed		4	

Table C.4 Condition assessment for Line of Trees

Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
At least 70% of trees are native species.	Yes	All trees within site boundaries are native
Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	A continuous canopy is maintained through all lines of trees
One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	No	Trees are generally early- or semi-mature and unlikely to reach veteran status

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.		No	Lines of trees are along the site boundary and generally adjacent a road on one site
At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.		Yes	All trees are in good condition with no obvious signs of poor health
Number of criteria passed	3		

C.2 POST DEVELOPMENT

Table C.5 Condition assessment for low distinctiveness grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high	Yes	Whilst no direct overseeding is proposed in the first instance, if species diversity is below 8 vascular plants per m2 on third year after project completion, overseeding of the PLO2 areas will be undertaken to encourage sward diversity

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
	distinctiveness, please use the relevant condition sheet.		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes	PL02, which will feature relaxed mowing regimes to encourage sward height, will account for >20% of the modified grassland area
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Scrub will be managed and removed where it encroaches into grassland as this also conflicts with other objectives of the project (i.e. play space, sports fields etc.)
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	Areas subject to high levels of footfall (i.e. sports pitches) will incorporate hardy grasses to prevent damage
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground will be managed and reseeded of grass will be undertaken where excessive bare ground develops
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken is present on site and bracken will be managed
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	INNS will be removed from site wherever encountered. Detail to be provided in an EMP
Essential criterion achieved (Yes or No)			Yes

Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
Number of criteria passed		7

Table C.6 Condition assessment for mixed scrub

Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species¹, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	No	Planted mix is not representative of naturally occurring scrub habitats
Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	No	Shrubs will be uniform in age at time of planting and mature together
There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA4) and species indicative of sub-optimal condition ⁵ make up less than 5% of ground cover.	Yes	INNS will be managed and removed
The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	Scrub immediately adjoins areas of grassland with relaxed mowing regimes to allow tall sward to

Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
		develop as a transitional habitat
There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Scrub insufficient in size

Table C.7 Condition assessment for Rain garden

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes	Bare ground and grassland will be present as structural habitats
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	Native wildflowers present will provide a long flowering window
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement)2 cover less than 5% of the total vegetated area.	Yes	INNS will be removed from site wherever encountered
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife4.	Yes	Native species mixes are proposed
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	Yes	Specific turf mix not yet determined but

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
			will be selected for tolerance to seasonal/periodic inundation

APPENDIX D LEGISLATION AND POLICY

D.1 LEGISLATION

The Environment Act, 2021⁷

The Environment Act, 2021 mandates the requirement for new development in England to deliver a minimum 10% biodiversity net gain (BNG), as measured by the agreed metric (the current relevant version being the Natural England Metric 3.0), secured through planning condition as standard (as per schedule 14 of the Act). Approach to the delivery of BNG must follow the mitigation hierarchy, with avoidance of impact and on-site compensation/gains prioritised, ahead of the use of offsite biodiversity unit offsets, or the purchase of biodiversity credits.

The Act introduces the condition that no development may begin unless a biodiversity net gain plan has been submitted and approved by the local planning authority (LPA).

The Act also amends requirements of the NERC Act, 2006, adding the need to not just conserve, but enhance biodiversity through planning projects. Furthermore, it introduces the need for the LPA to have regard to relevant local nature recovery strategies and relevant species/protected site conservation strategies, when making their decision.

D.2 POLICY

National

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) 2021⁸ sets out the Government's planning policies for England, including how plans and decisions are expected to apply a presumption in favour of sustainable development. Chapter 15 of the NPPF focuses on conservation and enhancement of the natural environment, stating plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.

It goes on to state: 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'. Alongside this, it acknowledges that planning should be refused where irreplaceable habitats such as ancient woodland are lost..

The London Plan⁹

Policy G1 Green infrastructure

1. London's network of green and open spaces, and green features in the built environment such as green roofs and street trees, should be protected, planned, designed and managed as integrated features of green infrastructure.